

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
September 14, 2016**

1. Call to Order

Chairperson Galida called the meeting to order at 7:37 p.m.

2. Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, John Sweeney, John Anello, Michele Tackach, Paul Woska and Frank Ryan.

Also in attendance were: Board Attorney, Ms. Kelly Carey
Board Engineer, Mr. Robert Bucco Jr.
Board Planner, Paul Ricci

5. Minutes

Member Sweeney made a motion to approve August 24, 2016 meeting minutes, seconded by Member Anello. Vote: All in favor. Motion passed.

6. New Business

**P2015-10
Nature's Fell Inc.
897 South Ave.
Block 293 Lot 1**

Minor Site Plan

Chairperson Galida announced that the Applicant's Attorney asked to adjourn the application to the September 28, 2016 meeting and preserve the notice. The Board announced that the application would be heard at the September 28, 2016 meeting.

7. Old Business

**P2015-09
Hortencia Jaco-Damiani
443 Union Ave
Block 107 Lot 7**

Minor site plan

Mr. Ferb, Attorney for the applicant stated that the site plan drawings have been updated to show the fencing.

The Board clarified that the applicant will have to have a 6ft four sided stockade enclosure in between the sheds.

The Board accepted the dimensions of the area square feet.

Ms. Carey duly swore in Hortencia Jaco-Damiani.

Ms. Damiani stated that she does not take the garbage from the places that her company cleans.

Ms. Damiani stated that the company is open from Monday to Saturday, with only one person in the office and 4 part time personal coming to the site to take the vehicles.

The Board asked for the location of the 3 larger vehicles.

Exhibit A3 was entered as photographs of the vehicles

Ms. Damiani stated that they are kept on Rt22 in Greenbrook, that she has a month to month "lease agreement."

Exhibit A4 was entered as the letter showing the parking agreement.

Ms. Damiani stated that her assistant (Ms. Agudelo) and herself answer emails and prepare estimates.

Ms. Damiani stated that there 3 other employees who have vehicles that would be driving their personal vehicles to the property and then would take the company vehicles to the job sites. The employees would park in the driveway and/or street.

Exhibit A5 was entered as a series of 5 photographs including the personal vehicle that has business lettering on the back.

Ms. Damiani stated that the customers never go to the office.

The Board discussed:

- the conditional use requirements for a home occupation in the zone
- that several members are not family members as required by ordinance
- the parking and traffic on Stout Ave increasing the intensity of the use
- Site being used for 2 businesses

The Board stated that through the testimony the application did not meet the conditional use standards and advised the applicant to amend the application and apply to the zoning board.

Mr. Ferb agreed with the Planning Board and asked that the application be transferred to the Zoning Board.

8. Correspondence

A. Middlesex County Treatment Works Approval

The County put the application to NJDEP. No action is required by the Planning Board.

9. Board Member Comments

Board Members discussed the parking requirements for 150 Lincoln Blvd apartments as compared to the Bound Brook apartments.

Chairperson Galida stated that the Bamboo Ordinance would be under property maintenance section of ordinance.

Member Schueler stated that the Lighting Ordinance was introduced at the Borough Council meeting the night before.

Chairperson Galida opened the meeting to the public, there being no public he closed the public portion of the meeting.

There being no further business Member Schueler made a motion to adjourn the meeting at 8:58pm, seconded by Member Green. Motion passed. Meeting adjourned.

Secretary

Karen Wick, Board Clerk